

Legislation Text

File #: 15-10902, Version: 1

Construction Manager at Risk Services for the Charlotte-Mecklenburg Police Department South Division Station Project

Action:

Authorize the City Manager to negotiate and approve a contract with Barnhill Contracting Company for a construction manager at risk in the amount not to exceed \$11,500,000 for the construction phase of the Charlotte-Mecklenburg Police Department South Division Station project.

Staff Resource(s):

Mike Davis, Engineering and Property Management
William Haas, Engineering and Property Management
Kerr Putney, Police
Estella Paterson, Police

Explanation

- This project will construct a one-story, 16,000-square-foot facility with a 1,000-square-foot storage building at 11217 Providence Road West, located in Council District 7.
- CMPD South Division currently leases 9,510 square feet in the building at 8050 Corporate Center Drive. The lease expires on October 31, 2021.
- On July 23, 2018, City Council approved the land acquisition for the 7-acre site. A total of 4.28 acres has been rezoned for the police division station. The remaining 2.74 acres will be held for future use by the city.
- The police division station project will include additional improvements to facilitate use of the surplus land. These include additional capacity for storm water management, Providence Road sidewalk improvements, and access for future neighborhood connections.
- The facility is designed in order to pursue Leadership in Energy and Environmental Design (LEED), version 4 certification and will comply with sustainability priorities defined in the city's Policy for Sustainable Facilities.
- The city has selected the Construction Manager at Risk (CMAR) project delivery method for this project to provide more effective coordination, more certainty with project costs and schedule, and to better mitigate risks during construction.
- The pre-construction phase was awarded to Barnhill Contracting Company on October 25, 2018 in the amount of \$93,569. Barnhill Contracting Company is currently in the final stages of pre-construction.
- On July 25, 2018, the city issued a Request for Qualifications (RFQ); seven responses were received.
- Barnhill Contracting Company was the best qualified firm to meet the city needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- The contract with Barnhill Contracting Company is for Construction Phase Services, including

coordination of all construction activities, managing all subcontractors and delivering the project in collaboration with the city and the design consultant.

- Barnhill Contracting Company, as the CMAR, will not be allowed to self-perform the construction work. The company will be required to prequalify all first-tier subcontractors and competitively bid the work to subcontractors.
- Barnhill Contracting Company will be responsible for managing the subcontractor work and delivering the project on schedule and on budget.
- The project is anticipated to be complete by fourth quarter 2020.

Charlotte Business INclusion

The city has established project goals of 21.00% SBE and 10.00% MBE. (Part G: Section 2.3 of the Charlotte Business INclusion Policy).

Fiscal Note

Funding: General Community Investment Plan

Attachment(s)

Map